



Peter Leete
and Partners

ESTATE + AGENTS

80 Horseshoe Bend
Grayshott, Hindhead, Surrey GU26 6ED

80 Horseshoe Bend, Grayshott, Hindhead, Surrey GU26 6ED

Price Guide: £845,000 Freehold



- Well presented detached bungalow within this popular development.
- 1218 sq ft
- EPC Rating – D
- Council Tax: F
- SERVICES: All main services, electricity, gas water and drainage.



LOCATION

Grayshott affords level and generous shopping facilities well in excess of most local villages with many retailers including Co-operative and Sainsbury's supermarkets. The village boasts a good range of restaurants and cafes, a public house, doctor's surgery, social club and community library, post office, two dentists, opticians and nationally known pottery. A list of many of the local businesses and organisations can be seen at the village web site www.grayshott-pc.gov.uk. There are preschools in the village and local area, a village school for both infants and juniors as well many private schools nearby, state schools include Bohunt in Liphook, Woolmer Hill in Haslemere both rated "good" by Ofsted. For the active, the village boasts, a recreation ground, sports pavilion, tennis club, football and cricket clubs, a community Orchard and playgrounds. Amenities within Grayshott have helped it win Hampshire Village of the Year on three occasions as well as numerous other awards. More extensive shopping facilities are available at the nearby towns of Haslemere, Farnham and Guildford. Buses passing through the village serve Farnham, Aldershot, and Haslemere, the latter town with a main line station (4.5 miles) serving Waterloo in approximately 55 minutes and Portsmouth on the South Coast. There are numerous beauty spots within easy reach to include The Devil's Punch Bowl, Ludshott Common and Frensham ponds. There is direct access to the Golden Valley and extensive protected National Trust woodlands.

DESCRIPTION: Arguably one of the finest modernised properties within this sought-after development. The thoughtfully reconfigured floor plan includes the removal of the original garage to create additional living space, now featuring a shower room, bedroom three, utility room, and study. The home also benefits from a stunning new master suite complete with an en-suite bathroom and fitted wardrobes. Bedroom two similarly includes fitted wardrobes, providing ample storage throughout. The open-plan kitchen/family/living room has been finished to an exceptional standard, featuring a high-end fitted kitchen with integrated appliances and extensive worktops incorporating a breakfast bar. The living area enjoys a wood-burning stove and pleasant views over the front garden, while a south-facing conservatory adjoins the space, flooding the interior with natural light. Presented in immaculate condition throughout, this property must be viewed internally to fully appreciate the quality and attention to detail on offer.

EXTERIOR

The gardens are a particular feature of the property being level, south-facing, and beautifully designed to capture sunlight throughout the day. Patios to both the eastern and western sides provide ideal spaces for outdoor dining making the most of the morning and evening sun. The gardens are mainly laid to lawn with a selection of specimen trees, supported by a timber garden store and a versatile day room. The rear garden offers complete seclusion, bordered by well-established and mature planting, with the eastern patio forming an expansive sun terrace. A pedestrian gate provides side access to the front garden, which features a wide driveway offering off-road parking for two vehicles and an additional area of level lawn.

LOCAL AUTHORITY: East Hampshire District Council.





80 Horseshoe Bend

Grayshott

SPECIAL NOTES: Peter Leete and Partners and its Clients give notice that: they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary Planning, Building Regulation or other consents, and Peter Leete and Partners has not tested any services, appliances, or facilities. Purchasers must satisfy themselves by inspection or survey. Peter Leete and Partners is a member of The Property Ombudsman scheme and acts in accordance with their code of practice.

**Peter Leete
and Partners**

ESTATE + AGENTS

The Green, Headley Road, Grayshott,
Hindhead, Surrey GU26 6LG

t: 01428 604480

email@pleete.co.uk

www.pleete.co.uk

P796

For identification only No 6 shown far right of the highlighted area.

